

*City of Las Vegas*

**AGENDA MEMO**

**PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: GPA-31296 - APPLICANT/OWNER: CITY OF LAS VEGAS**

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION: APPROVAL**

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request to Amend a portion of the Southeast Sector Plan of the General Plan from L (Low Density Residential) to PF (Public Facilities) on a 0.14 acre parcel located at 194 Upland Boulevard. There is a companion request for a Rezoning (ZON-31277) from R-1 (Single Family Residential) to C-V (Civic) on .76 acres at 190 and 194 Upland Boulevard. The adjacent property 190 Upland Boulevard has been in use as a fire station since 1963; the applicant proposes to utilize the subject parcel as a parking lot in conjunction with the fire station. Staff finds the proposed use complies with the PF (Public Facilities) General Plan designation as well as the proposed C-V (Civic) land use designation, and is compatible and harmonious with the surrounding area, therefore, recommends approval.

**BACKGROUND INFORMATION**

<i><b>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</b></i>	
c. 1962	Charleston Heights Tract 31A constructed.
c. 1963	Fire station constructed.
<i><b>Related Building Permits/Business Licenses</b></i>	
There are no related building permits or business licenses.	
<i><b>Pre-Application Meeting</b></i>	
A pre-application meeting was not held, nor was one requested.	
<i><b>Neighborhood Meeting</b></i>	
12/09/08	<p>A neighborhood meeting was held on Monday, December 9<sup>th</sup> at 5:35 PM at the Mirabelli Community Center located at 6200 Hargrove Ave Las Vegas. Three area residents attended the meeting along with one staff member from the Ward 1 City Council office and one member of the Planning and Development staff.</p> <p>Individual presentations were given to each of the members of the public, explaining the need for the corrective zoning actions for the subject property. No issues with the proposed action were raised. The residents in attendance had questions as to whether or not an additional fire station would be constructed in Ward 1. Other general questions were raised that were unrelated to the proposed action. Residents asked that copies of the maps presented at the meeting be emailed to them; the maps were sent out on 12/10/08.</p>
<i><b>Field Check</b></i>	
12/04/08	A field check was performed by staff at the subject property. Staff found 190 Upland Boulevard to be in use as a city fire station and 194 Upland Boulevard to be a parking lot.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
<b>Net Acres</b>	.76

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Parking lot	L (Low Density Residential)	R-1 (Single Family Residential)
North	Office	SC (Service Commercial)	P-R (Professional Office and Parking)
South	Single-Family Homes	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single-Family Homes	L (Low Density Residential)	R-1 (Single Family Residential)
West	Office	SC (Service Commercial)	P-R (Professional Office and Parking)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Area Plan</b>		<b>X</b>	<b>N/A</b>
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>			
<b>C-V Civic District</b>	<b>X</b>		<b>Y*</b>
<b>A-O Airport Overlay District (175 Feet)</b>	<b>X</b>		<b>Y**</b>
<b>Trails</b>		<b>X</b>	<b>N/A</b>
<b>Rural Preservation Overlay District</b>		<b>X</b>	<b>N/A</b>
<b>Development Impact Notification Assessment</b>		<b>X</b>	<b>N/A</b>
<b>Project of Regional Significance</b>		<b>X</b>	<b>N/A</b>

\* Pursuant to Title 19.06.010, the development standards for a project in a C-V (Civic) District shall be established by the C-V (Civic) District approval and any corresponding Site Development Plan Review approval under Subchapter 19.18.050. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. Any future development will require review for determination of appropriate standards.

\*\* The subject property is located within the North Las Vegas Airport Overlay Map within the 175-foot height limitation contour. None of the buildings on the subject property extend beyond this limitation.

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## **ANALYSIS**

This request is for a General Plan Amendment from L (Low Density Residential) to PF (Public Facilities) on a .14 acre parcel located on the Southeast Sector Map of the General Plan. The proposed designation allows large governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, parks and other uses considered public or quasi-public such as libraries, clubs and public utility facilities. The documentation submitted with this application indicates that the subject site is intended to be utilized as an ancillary parking area for the adjacent existing fire station at 190 Upland Boulevard. This government facility intended to serve the surrounding area.

The PF (Public Facilities) General Plan designation is generally compatible with the surrounding residential and office uses, as well as the adjacent fire station; therefore, staff supports this General Plan Amendment.

A companion application to Rezone (ZON-31277) the site from the R-1 (Single Family Residential) district to the C-V (Civic) district has also been submitted by the applicant. The proposed C-V (Civic) zoning district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. The proposed fire station parking lot at this location is permissible in the C-V (Civic) zoning district, which is consistent with the proposed PF (Public Facilities) General Plan designation; therefore, staff is recommending approval of this request.

## **FINDINGS**

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

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**In regard to “1”:**

The intensity of the proposed General Plan Amendment to PF (Public Facilities) is compatible with the adjacent SC (Service Commercial) to the north of the property and the L (Low Density Residential) to the south and east of the site.

**In regard to “2”:**

The C-V (Civic) district is the only zoning district allowed by the PF (Public Facilities) General Plan designation. Pursuant to Title 19.06.020, minimum development standards for property in the C-V district shall be established by the City Council in connection with the approval of a Rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. Compatibility with the surrounding area will be required with any possible future use on the site.

**In regard to “3”:**

The site is accessed via two driveways onto Upland Boulevard which has been designated an 80-foot Local Collector Street by the Master Plan of Streets and Highways and is more than adequate to meet the needs of the existing use or other similar uses allowed under the PF (Public Facilities) General Plan designation and the C-V (Civic) zoning category. Additionally there is access to public transportation as there are multiple public bus stops on Jones Boulevard

**In regard to “4”:**

There are no other applicable plans or policies.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

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**ASSEMBLY DISTRICT**      3

**SENATE DISTRICT**      3

**NOTICES MAILED**      239

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**APPROVALS**                      0

**PROTESTS**                      0